National Capital Planning Commission

NCPC File # 7679
New Engine Company 22 Station

6825 Georgia Avenue, NW
Washington, DC 20012

Submitting by District of Columbia Department of General Service

Preliminary and Final

National Capital Planning Commission

Project Information

Commission meeting date: April 7, 2016

NCPC review authority: District Projects Outside the Central Area 40 U.S.C. § 8722(b)(1)

Applicant request: Preliminary and final approval of site and building plans

Delegated / consent / open / executive session: Consent or Open (due to community concerns)

NCPC Review Officer: Lee

NCPC File number: 7679

Project summary:

The District of Columbia Department of General Services (DGS) proposes to construct a new two-level firehouse with one level of parking below grade for Engine Company 22 on a 14,000 square foot property. The total building area is 20,000 square foot (including basement). The site is located at the intersection of Georgia Avenue and Butternut Street, across from the Walter Reed Medical Center campus. The site is located within an R-5-B zone, large multi-family buildings transition to single-family residences from Georgia Avenue towards the east.

The design and construction of Engine Company 22 is part of the Fire and Emergency Medical Services (FEMS) Department's ongoing efforts to upgrade their facilities throughout the District with the goal of improving service to the surrounding community with a new state-of-the-art, durable, energy-efficient facility. The new facility will replace the existing Engine Company 22 building located at 5760 Georgia Avenue NW, which is over 100 years old and in need of major building and systems upgrades.

The existing site is occupied with a vacant four-story building, which will be demolished, and that previously housed temporary residential units for Walter Reed. Given the site constraints, a multi-story structure was necessary in order to accommodate FEMS program requirements. Building material selection emphasizes the distinct volumes. The first floor includes the large Apparatus Bay, accessed from Georgia Avenue, and community functions (kitchen, dining/lounge, meeting room) accessed from Butternut Street. This volume is cladded in brick veneer to complement the adjacent structures along Georgia Avenue. The upper floor, which houses the staff bunk rooms and changing rooms, is projected outward towards Georgia Avenue in order to establish a setback from the adjacent residential building to the south. The upper volume has a colorful application of glass solar control panels along Georgia Avenue to reduce solar heat gain and allow natural light. The lower volume along Butternut Street, is clad in full height glazing to provide daylight.

Site access will be provided for both fire and personal vehicles directly from Georgia Avenue, with personal vehicle accessing the basement level via a ramp. Public pedestrian access will be provided to a building lobby from Butternut Street. The project includes a green roof to address stormwater, LEED and green area requirements.

Site Location

LOCATION

6825 Georgia Ave, NW, Washington, DC

PROPERTY SIZE

Site Area: 14,000 SF

ZONING

R-5-B

SQUARE/SUFFIX/LOT

2968 / N/A / 0028

SITE ACCESS

Butternut Street

George Avenue (main entrance, access to parking garage)

PUBLIC TRANSPORTATION

WMATA Metrobus Route 52, 53, 54, 70, 79

Access to Takoma Metro Station via Butternut St.

PARKING

Below grade parking on-site

Street parking along Butternut Street

PROPERTY BOUNDARY

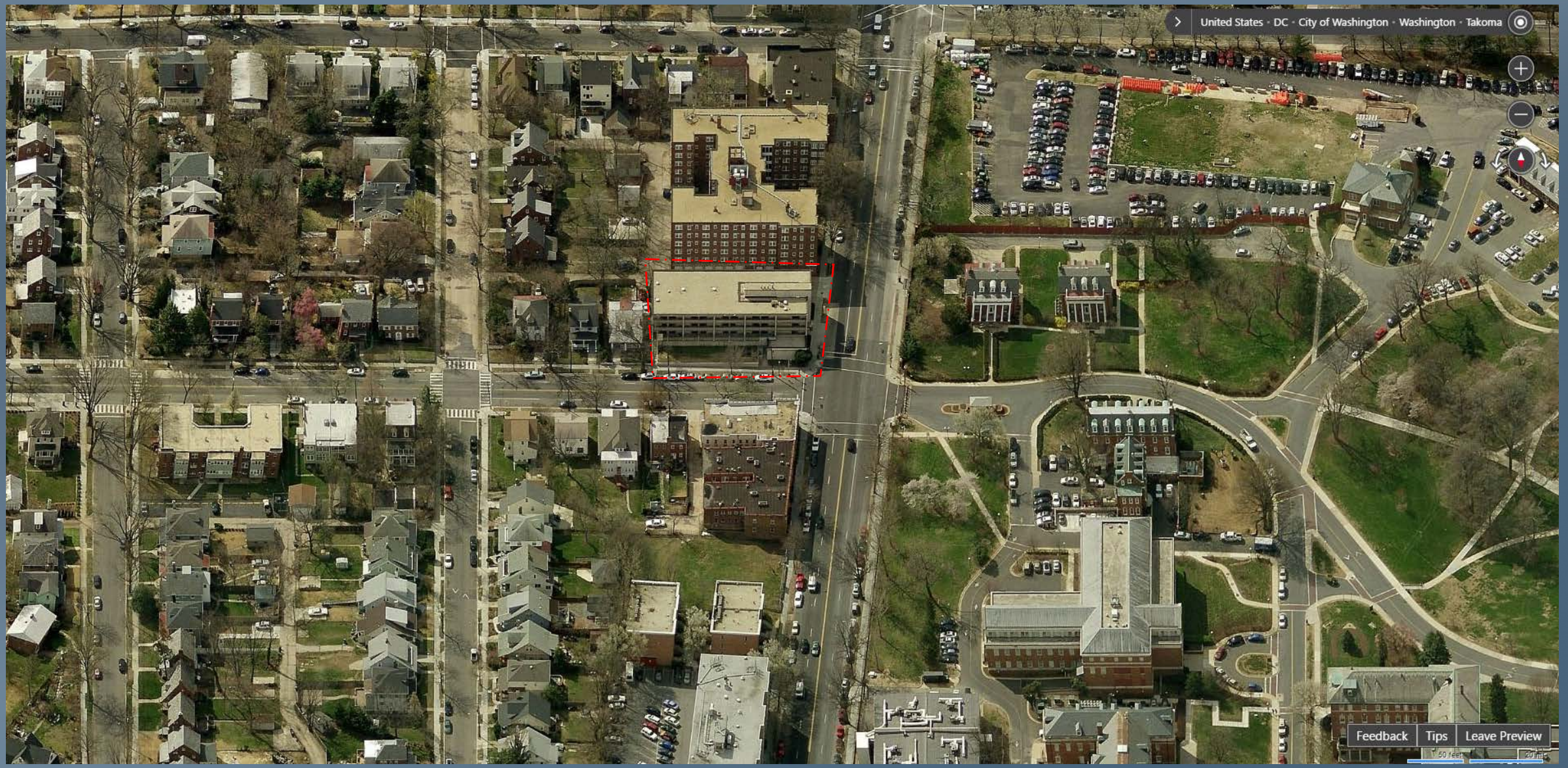
BUS ROUTE

VEHICLE ACCESS ROADS

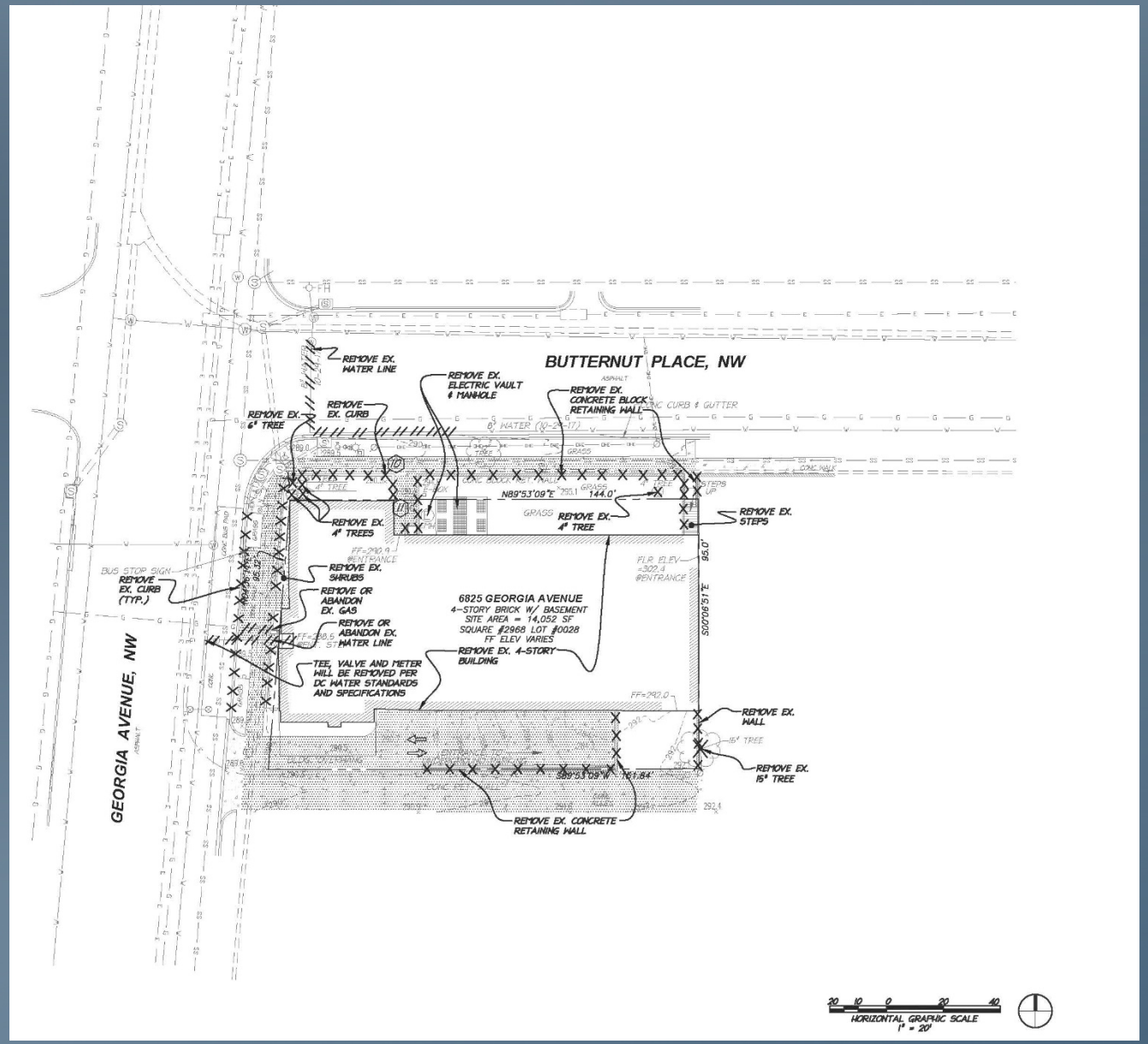
PEDESTRIAN WALKWAYS

National Capital Planning Commission

Bird's Eye View Looking South



Site Demolition Plans



DEMOLITION LEGEND

EX. PAVEMENT TO BE REMOVED

EX. PIPE TO BE REMOVED OR ABANDONED

EX. CURB, TREE OR WALL TO BE REMOVED

GEORGIA AND BUTTERNUT NW

Design Progress – April 2, 2015

Site Plan

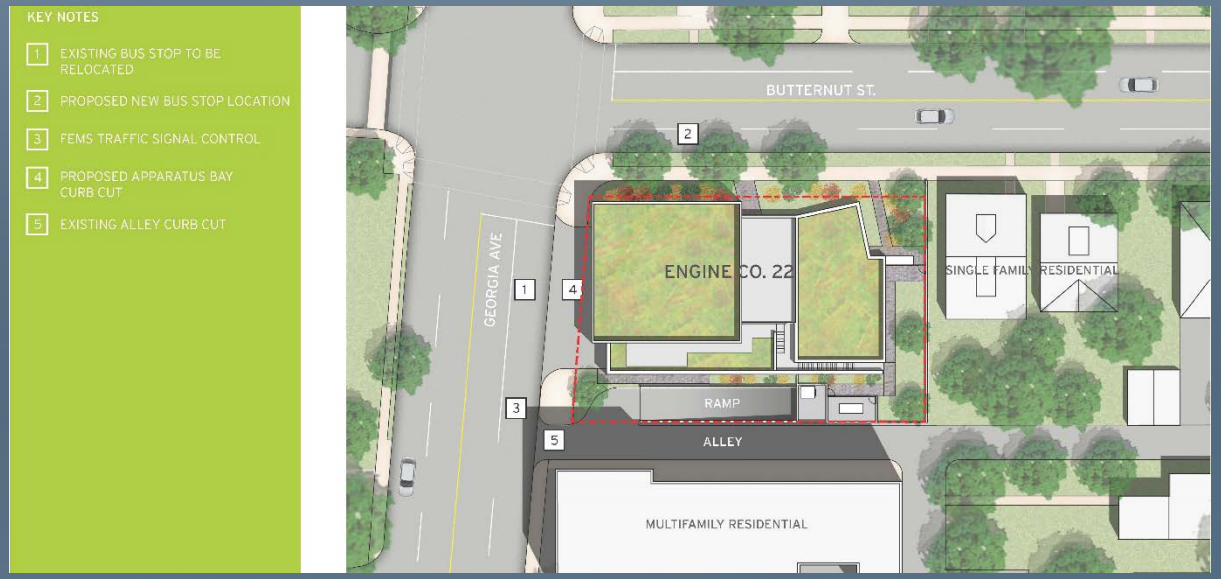
Perspective View

National Capital Planning Commission

Design Progress – October 30, 2015

National Capital Planning Commission

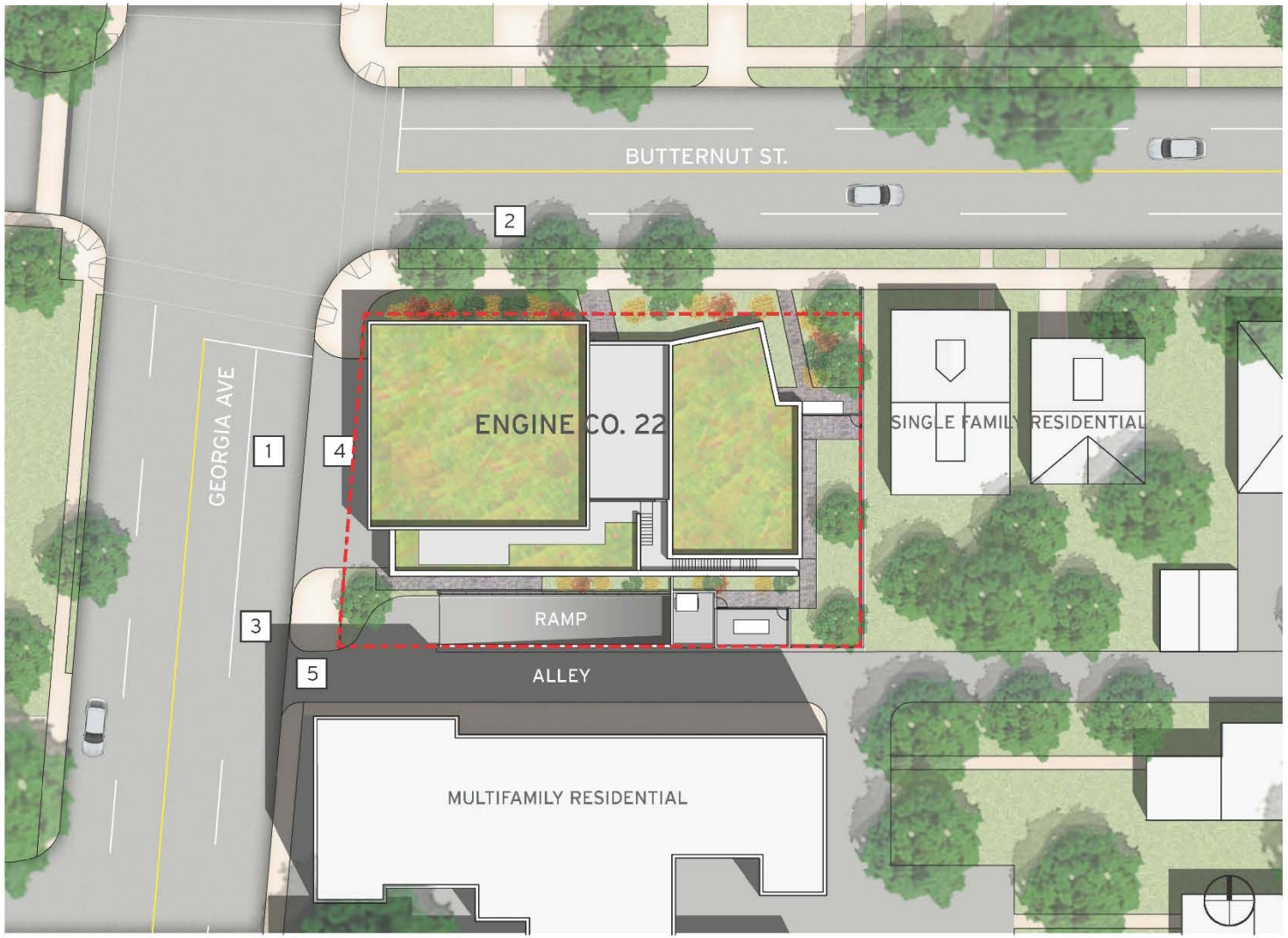
Design Progress – March 4, 2016



Site Plan – March 4, 2016

KEY NOTES

1. EXISTING BUS STOP TO BE RELOCATED
2. PROPOSED NEW BUS STOP LOCATION
3. FEMS TRAFFIC SIGNAL CONTROL
4. PROPOSED APPARATUS BAY CURB CUT
5. EXISTING ALLEY CURB CUT



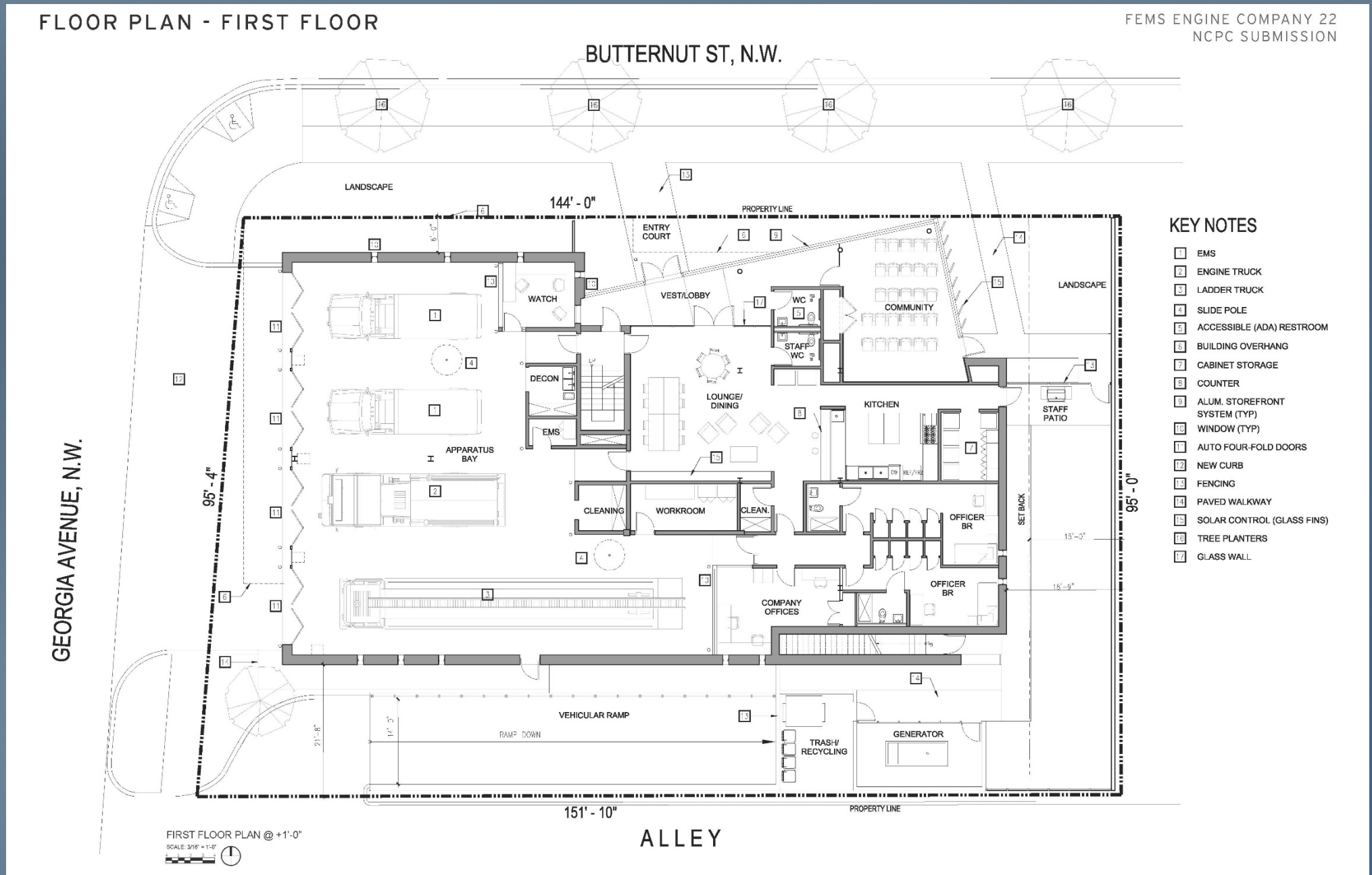
National Capital Planning Commission

Perspective View – Georgia Avenue

National Capital Planning Commission

Perspective View – Butternut Street

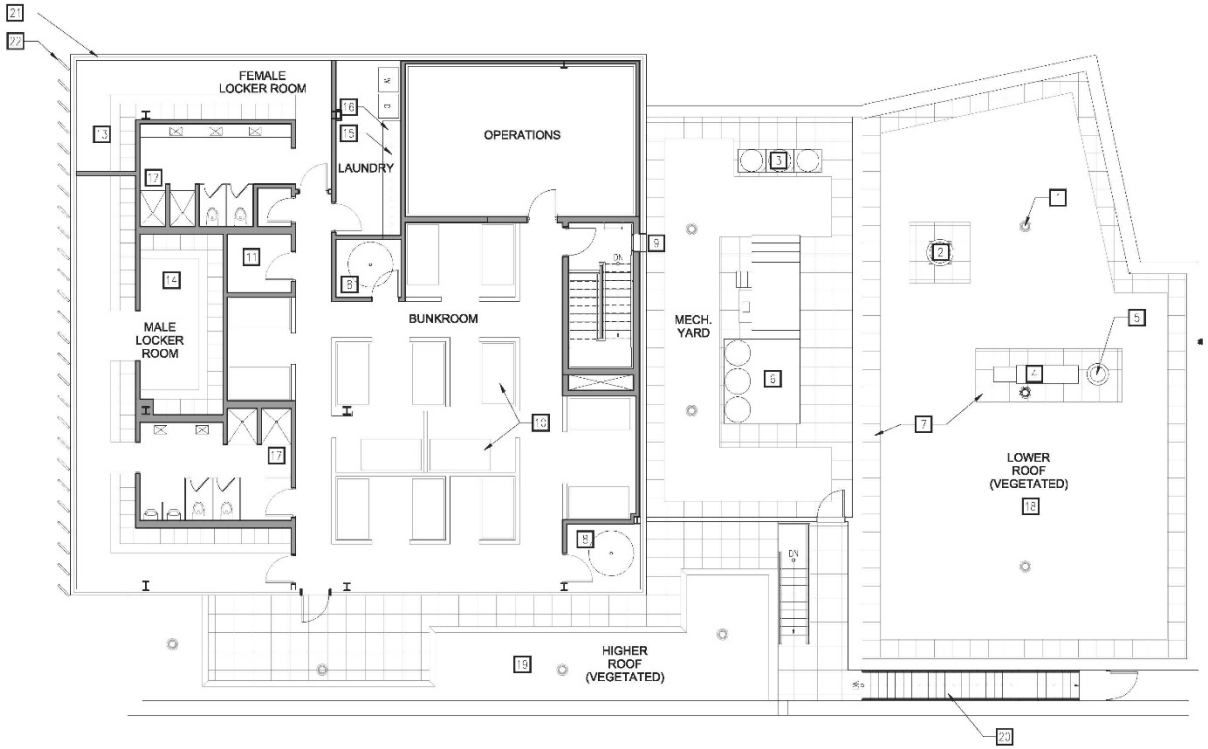
First Floor Plan



Second Floor Plan

FLOOR PLAN - SECOND FLOOR

FEMS ENGINE COMPANY 22
NCPC SUBMISSION



SECOND FLOOR @ + 21' - 0"
SCALE: 3/16" = 1'-0"

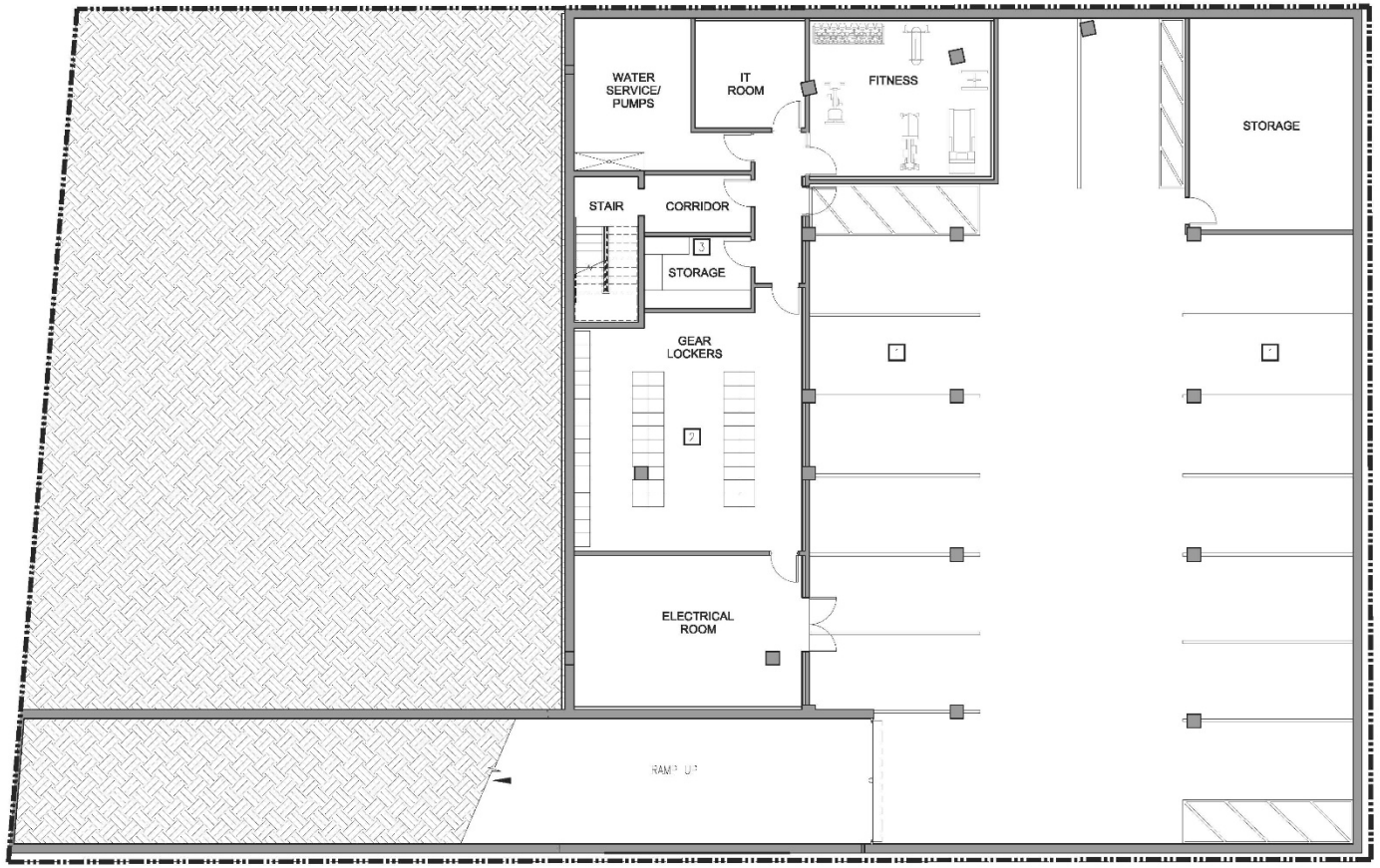
KEY NOTES

1. ROOF DRAIN, TYP.
2. GARAGE EXHAUST
3. CONDENSING UNITS
4. MAKE UP AIR
5. KITCHEN EXHAUST
6. OUTDOOR AIR UNIT
7. ROOF PAVERS
8. SLIDE POLE
9. WINDOW (TYP)
10. BUNKS (14 TOTAL)
11. STORAGE CLOSETS
12. WASHER/ DRYER UNITS
13. FEMALE LOCKERS (15) W/ INTEGRATED BENCH
14. MALE LOCKERS (52) W/ INTEGRATED BENCH
15. CABINET STORAGE
16. COUNTER
17. SHOWER (TYP)
18. ROOF BELOW
19. PLANTER
20. EXTERIOR STAIR
21. CURTAINWALL
22. SOLAR CONTROL (FINS)

Basement Floor Plan

FLOOR PLAN - BASEMENT

FEMS ENGINE COMPANY 22
NCPC SUBMISSION



KEY NOTES

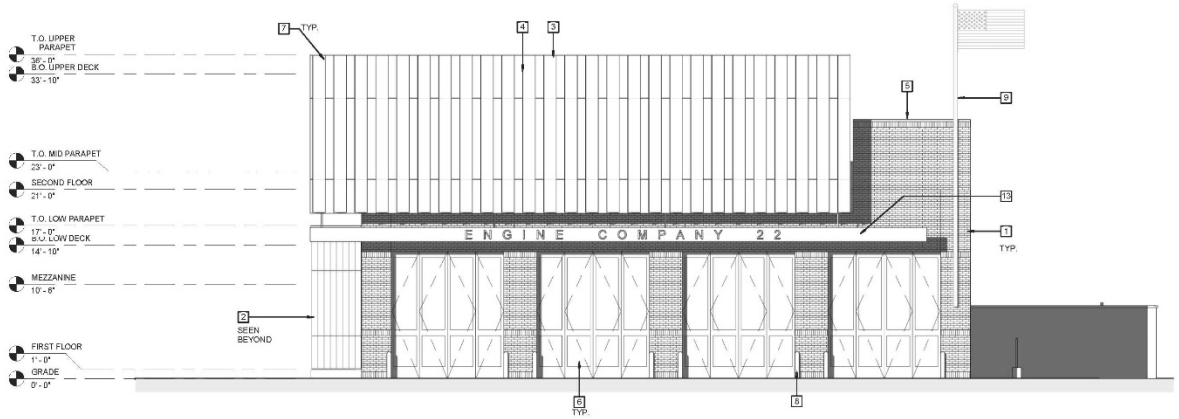
1. PARKING STALLS (15 TOTAL)
2. GEAR LOCKERS (55 TOTAL)
3. STORAGE SHELVING

BASEMENT @ -9' - 4 1/2"
SCALE: 3/16" = 1'-0"

Building Elevations

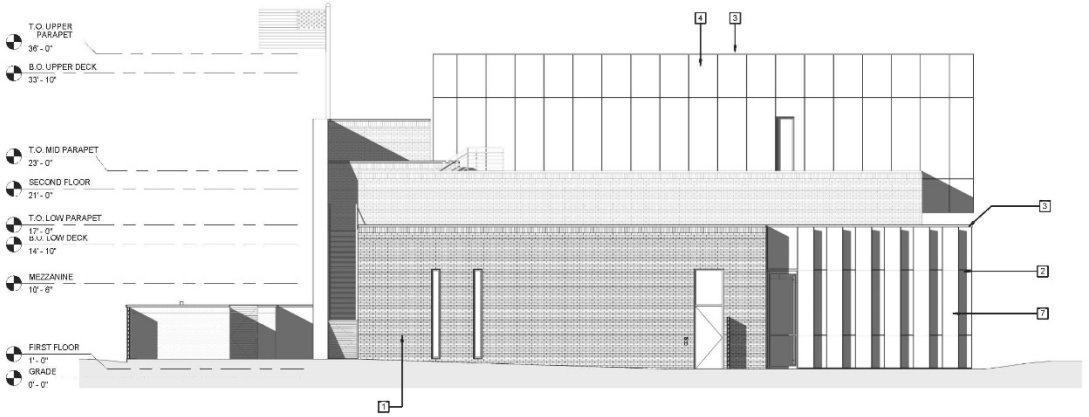
BUILDING ELEVATION

FEMS ENGINE COMPANY 22
NCPC SUBMISSION



WEST ELEVATION
SCALE: 3/16" = 1'-0"

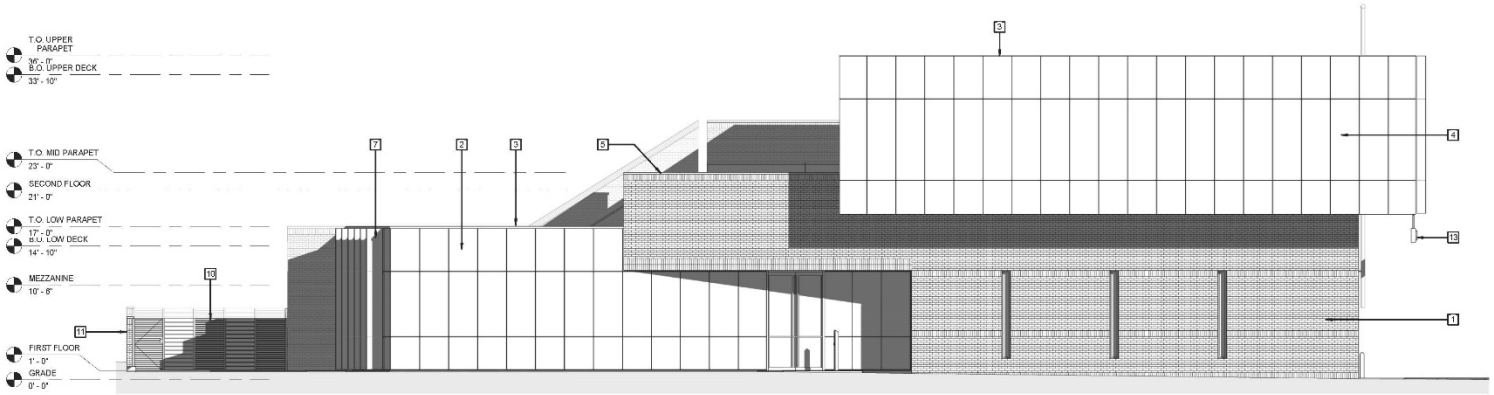
KEYNOTES	
1	BRICK VENEER OR CMU BACK-UP WALL
2	ALUMINUM CURTAINWALL SYSTEM
3	ALUMINUM COPING
4	GLASS FACADE OPEN JOINT RAINSCREEN SYSTEM
5	CAST STONE COPING
6	HORIZONTALLY OPERATED FOLD DOOR, SEE SCHED.
7	GLASS FINS
8	STEEL BOLLARD
9	FLAGPOLE
10	KNOX BOX
11	STEEL FENCE
12	BRICK PARAPET WALL
13	SIGNAGE



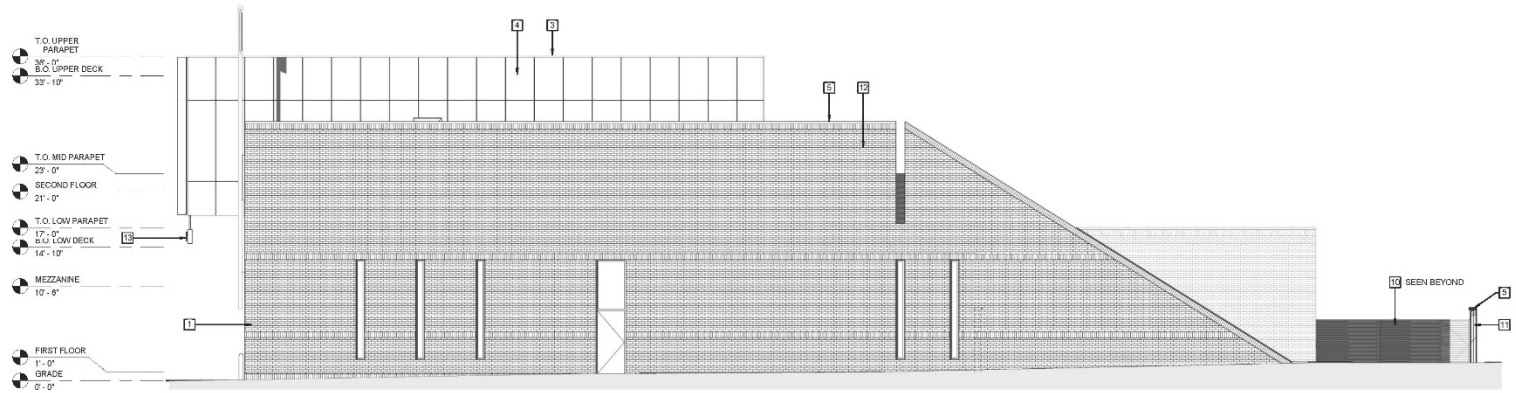
EAST ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING ELEVATION

FEMS ENGINE COMPANY 22
NCPC SUBMISSION



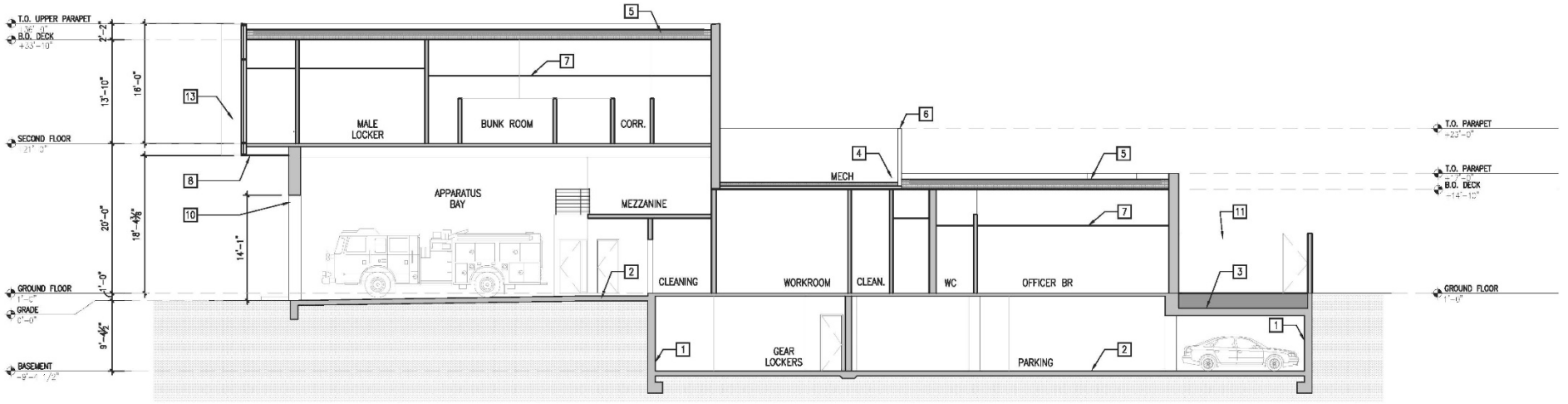
NORTH ELEVATION
SCALE: 3/16" = 1'-0"



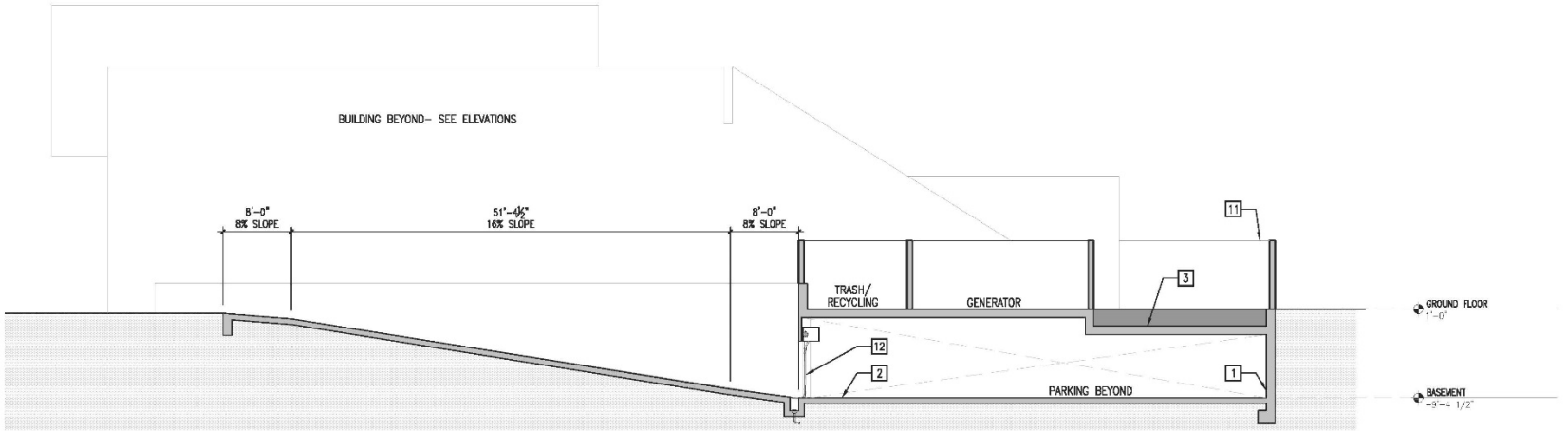
SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

BUILDING SECTIONS

FEMS ENGINE COMPANY 22
NCPC SUBMISSION



LONGITUDINAL SECTION THROUGH APPARATUS BAY
SCALE: 3/16" = 1'-0"



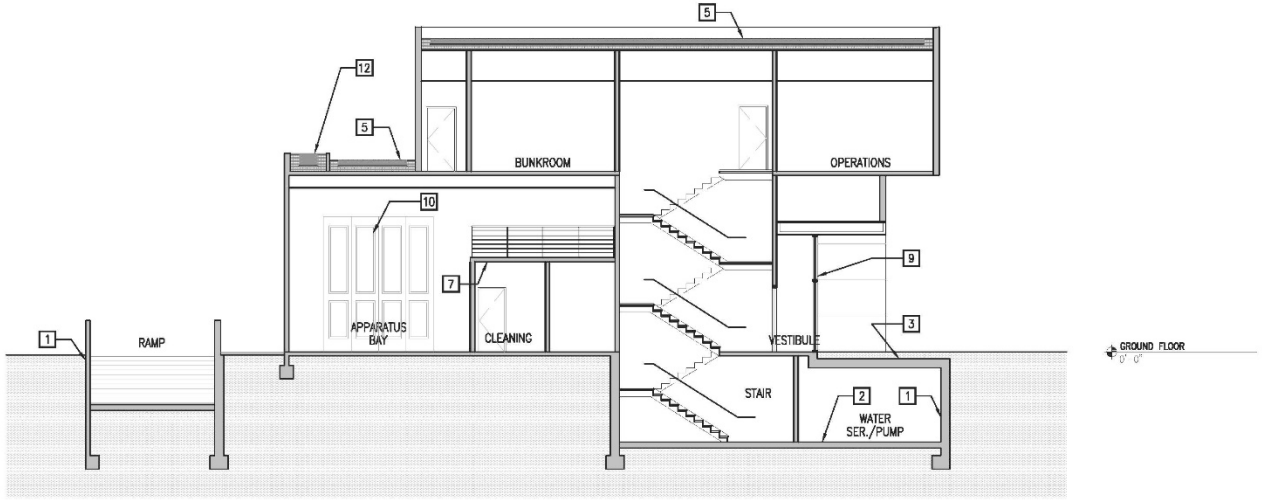
LONGITUDINAL SECTION THROUGH VEHICULAR RAMP
SCALE: 3/16" = 1'-0"

KEY NOTES

1. RETAINING WALL
2. SLAB ON GRADE
3. DEPRESSED SLAB FOR VEGETATED GROUND COVER
4. MEMBRANE ROOFING SYSTEM.
5. VEGETATED ROOF.
6. METAL COPING (TYP.)
7. FINISH CEILING
8. METAL SOFFIT.
9. ALUM. STOREFRONT SYSTEM
10. APP. BAY DOOR
11. SCREEN WALL
12. OVERHEAD DOOR
13. SOLAR CONTROL (FINS)

BUILDING SECTIONS

FEMS ENGINE COMPANY 22
NCPC SUBMISSION



TRANSVERSE SECTION
SCALE: 3/16" = 1'-0"

KEY NOTES

1. RETAINING WALL
2. SLAB ON GRADE
3. DEPRESSED SLAB FOR VEGETATED GROUND COVER
4. MEMBRANE ROOFING SYSTEM.
5. VEGETATED ROOF.
6. METAL COPING (TYP.)
7. FINISH CEILING .
8. METAL SOFFIT.
9. ALUM. STOREFRONT SYSTEM
10. APP. BAY DOOR BEYOND
11. UTILITY SHAFT
12. PLANTER